



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

107, 174 N Railway Street
Okotoks, Alberta

MLS # A2242800



\$305,000

Division:	Heritage Okotoks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	923 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Covered, Heated Garage, Parkade, Secured, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 650
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this freshly painted and beautifully maintained 2-bedroom, 2-bathroom corner unit that combines comfort, functionality, and natural light throughout. As you enter, you're greeted by a spacious foyer that flows seamlessly into the open-concept living space. The well-appointed kitchen features brand new stainless steel appliances, plenty of cabinet space, a window that fills the room with natural light, and a generously sized eating bar – perfect for casual dining or entertaining. Adjacent is the large dining area, opening into the bright and airy living room, which leads out to a private corner patio – a great spot to relax and enjoy your surroundings. The spacious primary bedroom offers a walk-in closet and a 4-piece ensuite for your convenience. The second bedroom, located on the opposite side of the unit for added privacy, also features ample closet space and easy access to another full 4-piece bathroom – ideal for guests, roommates, or family members. Additional features include a large laundry room with extra storage space, one assigned heated underground parking stall, and plenty of visitor parking for guests. Whether you're a first-time homebuyer, investor, downsizer, or sharing with a roommate, this thoughtfully designed unit is the perfect place to call home!